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# Henry Street, Abington, NN1 4JE

£220,000 Terraced

2 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

A beautifully renovated and extended two bedroom Victorian terrace, perfectly positioned in the heart of Abington. This charming home blends period character with contemporary style, featuring original fireplaces alongside a sleek, modern kitchen and a stylish four piece bathroom.

## Features & Utilities

- ✓ Renovated Two Bedroom Terrace Property
- ✓ UPVC Double Glazing
- ✓ Premium Finish
- ✓ Cellar
- ✓ Utility Room
- ✓ Close to Local Amenities
- ✓ Four Piece Bathroom Suite
- ✓ Modern Kitchen
- ✓ Newly Fitted Boiler
- ✓ No Chain

# Property Overview

A beautifully renovated and extended two bedroom Victorian terrace, perfectly positioned in the heart of Abington. This charming home blends period character with contemporary style, featuring original fireplaces alongside a sleek, modern kitchen and a stylish four piece bathroom. The ground floor offers a welcoming entrance hall with stairs to the first floor, a spacious open plan lounge/dining area with uPVC French doors leading out to the garden, a refitted kitchen, and a separate utility room. Upstairs, you'll find two generous double bedrooms and a brand new, luxuriously appointed bathroom. Additional highlights include a useful cellar, an enclosed rear garden ideal for entertaining, and a modern gas combination boiler for efficient heating. EPC Rating: TBC. Council Tax Band: A.

## ENTRANCE

Composite entrance door. Radiator. Feature cornicing. Thermostat. Stairs rising to first floor. Internal door to;

## LOUNGE 3.25m x 3.12m (10'8" x 10'3")

UPVC double glazed window to front elevation. Feature fireplace. Radiator. Television point. Dado rail. Open arch to;

## DINING ROOM 3.58m x 3.12m (11'9" x 10'3")

UPVC double glazed French doors to rear garden. Built in storage cupboard. Radiator Dado rail. Door to;

## KITCHEN 3.51m x 2.31m (11'6" x 7'7")

UPVC double glazed window to side elevation. Fitted with a range of base level and wall mounted gloss units with work surface over. Stainless steel sink and drainer with mixer tap over. Integrated appliances to include double oven, gas hob and extractor canopy. Space for further white goods. Opening to;

## UTILITY 2.31m x 2.01m (7'7" x 6'7")

UPVC double glazed window to rear elevation. UPVC double glazed door to side elevation. Radiator. Fitted with base level units with worktop over. Space for white goods. Access to newly fitted Worcester boiler.

## CELLAR 4.44m x 3.12m (14'7" x 10'3")

## FIRST FLOOR LANDING

Access to loft space. Doors leading to connecting rooms.

## BEDROOM ONE 4.29m x 3.15m (14'1" x 10'4")

UPVC double glazed window to front elevation. Feature fireplace. Built in storage cupboard. Radiator. Television point.

## BEDROOM TWO 3.48m x 2.64m (11'5" x 8'8")

UPVC double glazed window to rear elevation. Radiator.

## BATHROOM 3.53m x 2.31m (11'7" x 7'7")

UPVC obscure glazed window to rear elevation. Radiator. Fitted four piece suite comprising freestanding bath tub, walk in double shower cubicle, low level WC and pedestal hand wash basin. Extractor fan.

## OUTSIDE

### REAR GARDEN

Brick wall perimeter. Laid to lawn with entertaining terrace. External water tap. External lighting.

## MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains



Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating, Gas Heating  
Parking – On Street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

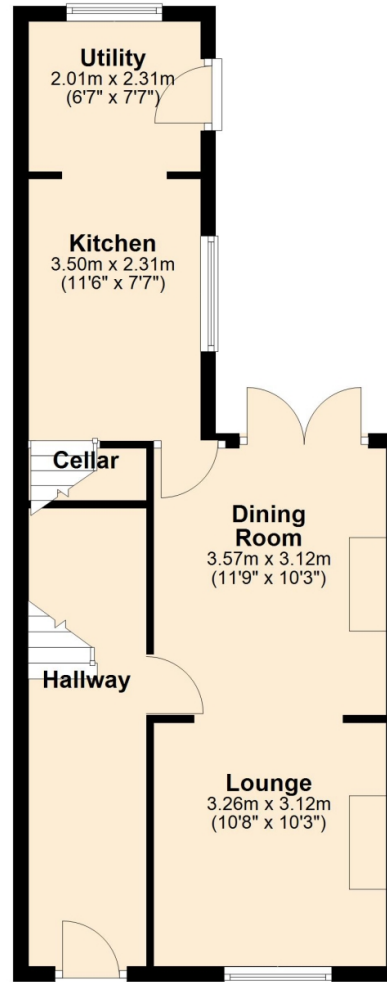
### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

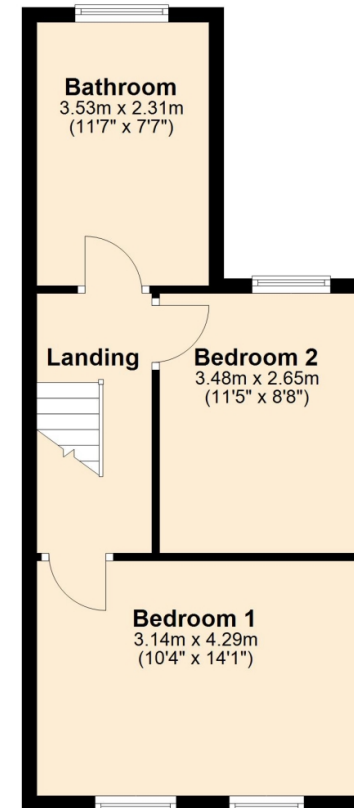
## Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



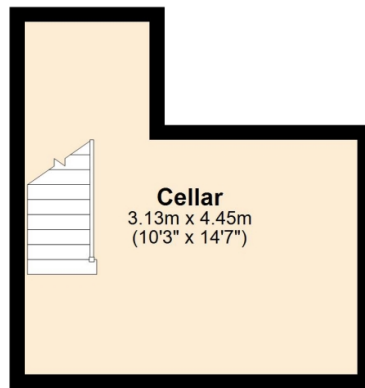
## First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



## Basement

Approx. 16.6 sq. metres (178.3 sq. feet)



Total area: approx. 100.2 sq. metres (1078.3 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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